

Paul Mason Associates





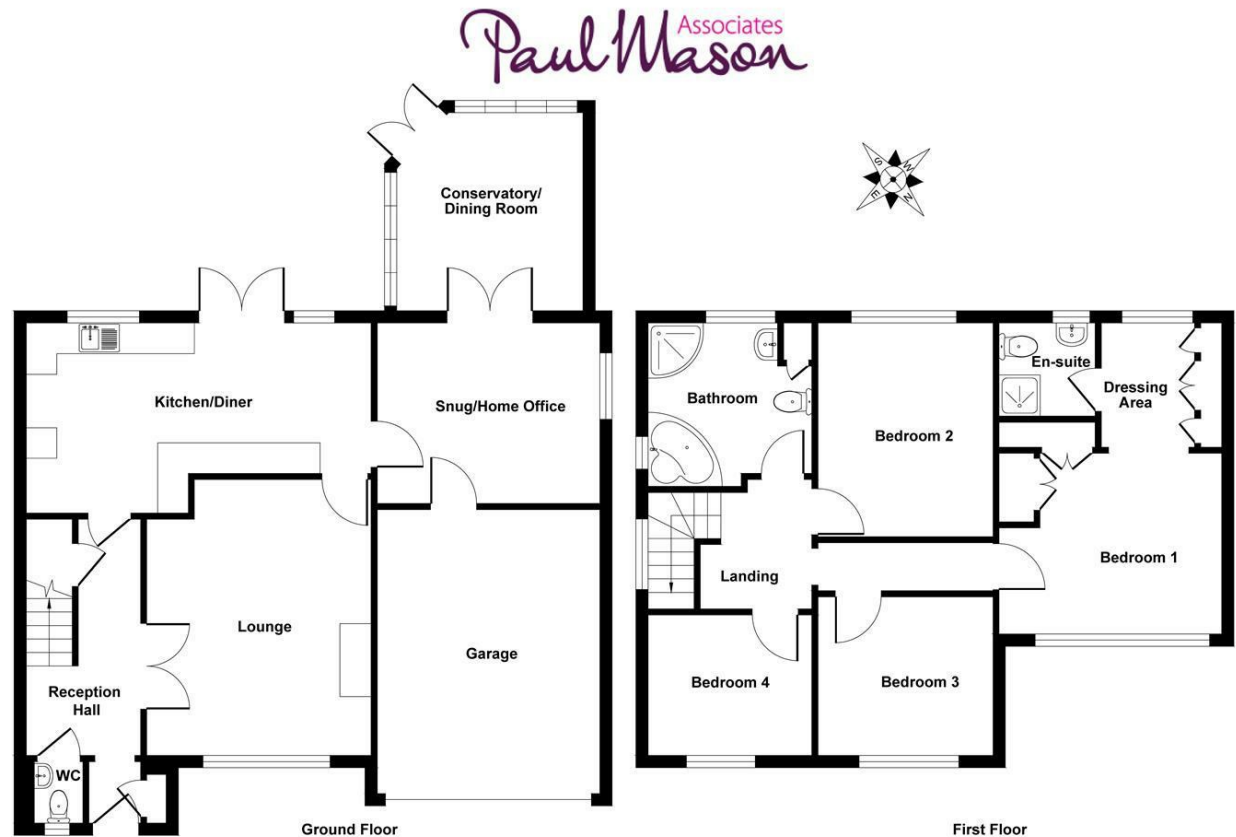
Main Road, Bicknacre, Essex, CM3 4HA

Offers in excess of £599,995

- Detached Family Home
- Spacious Accommodation Throughout
- Village Location
- Three Reception Rooms
- Kitchen / Breakfast Room
- Master Bedroom with Dressing Room & En-suite
- Three Double Bedrooms
- Secluded Garden
- Numerous Off-Road Parking
- Garage

This extended four bedroom detached family home is conveniently located in the heart of Bicknacre village which includes a number of amenities including village shops, a public house, priory primary school, bus stops and other amenities. The accommodation includes a spacious entrance hall, re-fitted kitchen / breakfast room, lounge, snug / home office, conservatory / dining Room and a cloakroom. On the first floor there is a master bedroom with a dressing room and a re-fitted en-suite, three further bedrooms along with a family bathroom to the first floor. Externally the property is set back from the road with a well maintained rear garden. To the front there is a block paved drive-way providing off-road parking for numerous vehicles and access to the garage. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer..

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	54	(39-54) E	46
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC 		EU Directive 2002/91/EC 	
England & Wales		England & Wales	



Distances

Priory Primary School- 0.4 Miles

Danbury- 1.9 Miles

Chelmsford Train Station- 7.3 Miles

William de Ferrers School- 4.6 Miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed door to front. Stairs to first floor. Storage cupboard. Inset spotlights. Coved ceiling. Wood flooring. Double doors to :-

Lounge

4.6m x 3.7m (15'1" x 12'1")

Double glazed window to front.

Feature Victorian style fireplace with inset gas fire. TV point. Inset spotlights. Coved ceiling. Doors to :-

Kitchen/Breakfast room

5.8m x 3.2m (19'0" x 10'5")

Double glazed window to rear.

Double glazed French doors leading to rear garden. Refitted units fitted to eye and base level finished with wooden work surfaces. Inset stainless steel sink with drainer and tiled splashbacks. Breakfast bar with stools. Integrated dishwasher, microwave and wine cooler. Space for Range style cooker with extractor hood over and American fridge freezer. Inset spotlights. Coved ceiling. Tiled flooring. Radiator.

Snug/Home Office

3.7m x 3m (12'1" x 9'10")

Obscure double glazed window to side. TV point. Inset spotlights. Coved ceiling. Radiator. Doors to :-

Conservatory/Dining Room

3.5m x 3.3m (11'5" x 10'9")

Double glazed windows to rear and side. Double glazed French doors leading to rear garden. Inset spotlights. Tiled flooring. Radiator.

Cloakroom

Obscure double glazed window to front. W.C with concealed cistern. Wall hung wash hand basin. Extractor. Tiled floor. Radiator.

FIRST FLOOR

Landing

Obscure double glazed window to side. Stairs to ground floor. Access to loft hatch. Inset spotlights. Coved ceiling. Doors to :-

Master Bedroom

3.6m x 3m (11'9" x 9'10")

Double glazed window to front. Two full height white gloss fitted wardrobes. TV point. Inset spotlights. Coved ceiling. Radiator. Opening to :-

Dressing Room

Double glazed window to rear. Range of full height white gloss wardrobe to one wall. Inset spotlights. Wooden flooring. Doors to:-

En-Suite

Obscure double glazed window to side. Three piece white suit comprising shower cubicle with attachments, low level WC and pedestal wash hand basin. Inset spotlights. Coved ceiling. Extractor fan. Heated towel rail. Strip light with shaver point. Part tiled walls. Wood flooring.

Bedroom Two

3.5m x 2.9m (11'5" x 9'6")

Double glazed window to rear. TV point. Inset spotlights. Coved ceiling. Radiator.

Bedroom Three

2.9m x 2.7m (9'6" x 8'10")

Double glazed window to front. TV point. Inset spotlights. Coved ceiling. Radiator.

Bedroom Four

2.7m x 2.4m (8'10" x 7'10")

Double glazed window to front. TV point. Inset spotlights. Coved ceiling. Radiator.

Family Bathroom

Obscure double glazed window to side and rear. Four piece white suite comprising large corner shower with attachments, corner bath with mixer taps, low level WC and pedestal wash hand basin. Storage cupboard. Inset spotlights. Coved ceiling. Part tiled walls. Wood flooring. Radiator.

EXTERIOR

Integral garage

4.5m x 3.7m (14'9" x 12'1")

Electric roller door. Power and light connected. Space and plumbing for washing machine.

Rear Garden

South westerly aspect commencing with a paved patio seating area, remainder laid to lawn with flower and shrub borders. To the rear of the garden is a further paved patio area. The property benefits from a lean to to the side of the property. Outside tap. Access via side gate to frontage.

Frontage

Double electric gated entrance with pedestrian gate adjacent. Blocked paved driveway providing parking for numerous vehicles.

Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Tax Band - F

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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